

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY AT 6401 NORTH HAMPTON DRIVE (TRACT 72), 2200 WHELESS LANE (PART OF TRACT 50), 5722 AND 5730 MANOR ROAD (PART OF TRACT 54) AND 5805, 5809, 5811, 5813, 5815, 5817, AND 5819 COVENTRY LANE (PART OF TRACT 91) LOCATED IN THE WINDSOR PARK NEIGHBORHOOD PLAN AREA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

PART 1 The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property (the "Property") described in Zoning Case No C14-2007-0007, on file at the Neighborhood Planning and Zoning Department, as follows

6401 North Hampton Drive (Tract 72) From family residence-neighborhood plan (SF-3-NP) combining district to public-neighborhood plan (P-NP) combining district

2200 Wheless Lane (part of Tract 50) From community commercial-neighborhood plan (GR-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district

5722 and 5730 Manor Road (part of Tract 54) From neighborhood commercial-neighborhood plan (LR-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district

5805, 5809, 5811, 5813, 5815, 5817, and 5819 Coventry Lane (part of Tract 91) From family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district

generally known as the property located in the Windsor Park neighborhood plan combining district, locally known as the area bounded by U S Highway 290 on the north, IH-35 on the west, Manor Road and 51st Street on the south, and Northeast Drive on the east, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "A" (*the Zoning Map*)

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2 **PART 2** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
3 Property may be developed and used in accordance with the regulations established for the
4 respective base districts and other applicable requirements of the City Code
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6 **PART 3** The Property within the boundaries of the conditional overlay combining district
7 established by this ordinance is subject to the following conditions
8

9 A For the Property identified as Tract 50 at 2200 Wheless Lane the following
10 applies
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12 1 A residential use may not exceed 25 percent of the total square footage of
13 the first floor of a building constructed on the site
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15 2 Off-site accessory parking use is a conditional use of the property
16

17 3 The following uses are prohibited uses of the property
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19 Automotive repair services

Automotive rentals

20 Automotive sales

Automotive washing (of any type)

21 Bail bond services

Funeral services

22 Commercial off-street parking

Service station
23

24 B For the Property identified as Tract 54 at 5722 and 5730 Manor Road, the
25 following applies
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27 1 Off-site accessory parking use is a conditional use of the property
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29 2 Service station use is a prohibited use of the property
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31 3 Drive-in service is prohibited as an accessory use to a commercial use
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33 **PART 4** The Property is subject to Ordinance No 20070809-057 that established the
34 Windsor Park neighborhood plan combining district
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1 **PART 5** This ordinance takes effect on _____, 2007

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4 **PASSED AND APPROVED**

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8 _____, 2007

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9 Will Wynn
10 Mayor

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13 **APPROVED**

14 David Allan Smith
15 City Attorney

ATTEST

Shirley A Gentry
City Clerk